

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, August 18, 2010

President Ron Carter called the meeting to order at 6:34 p.m. Commission members Carolyn Anker, Bill Hammer and Jeff Worrell were present, constituting a quorum. Also present were Les Olds, Don Cleveland, Megan McVicker, Melanie Heck and Matt Worthley.

Others present:

Jim Higgins, Teresa Carusillo, Mike Anderson, Brandon Bogan, Tim Russell, Mike LaFever, Jim Mullet, Kevin Rider, Barbara Carter, Josh Hochstetler, Liuces Rude

The Pledge of Allegiance was said.

Bid Openings

PARCEL 7 – The Palladium at the Center for the Performing Arts: Signage Package P12

Brandon Bogan, with CSO Architects, opened and read aloud the bids for package P12. [Please see attached bid tabulation results].

PARCEL 7 – Center for the Performing Arts: Pianos

Brandon Bogan, with CSO Architects, opened and read aloud the bids. [Please see attached bid tabulation results].

PARCEL 7B – Center for the Performing Arts– Sitework Package 1

Mr. Bogan referenced a project map and defined the alternates included in the sitework package. Mr. Olds noted the timeline for development of the horseshoe-shaped drive within the “Green” space by December 1, 2010 is critical to fulfill the agreement with SEP.

Tim Russell, Construction Manager with Meyer-Najem, opened and read aloud the bids for Sitework Package 1. [Please see attached bid tabulation results].

Presentations

Browning Investments: Meridian & Main Project

A request was made from the petitioner to move the presentation to a later date.

116th Street Centre by J.C. Hart/Equicor

A request was made from the petitioner to move the presentation to a later date.

Approval of Minutes

July 14, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Hammer and unanimously approved.

July 21, 2010: Moved for approval by Mr. Hammer, seconded by Ms. Anker and unanimously approved.

Financial Matters

Mr. Higgins announced the July 2010 end of month operating balance for the CRC General Fund is \$20,000,121. Discussion ensued with regard to the RPAC debt service reimbursement fund.

Mr. Higgins requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$890,125.49. Mr. Higgins then corrected the amount for approval to \$980,125.49. Mr. Hammer moved to approve CRC General Fund claims as submitted and seconded by Mr. Worrell. Ms. Anker abstained from the vote. The motion passed 3-0 with one abstention.

Mr. Higgins requested the approval of PAC invoices for regular construction in the amount of \$2,163,516.82. Discussion ensued with regards to tracking and breakdown of costs. Mr. Hammer moved to approve expenditures payable from the PAC Construction fund, seconded by Ms. Anker. Passed unanimously.

Mr. Olds stated the State Board of Accounts has requested the Commission begin ratifying change orders approved by Mr. Carter (President of the CRC) and Mr. Olds (Executive Director of the CRC). Currently, the President and Executive Director can approve change orders that occur for the redevelopment projects in an amount not to exceed \$35,000, with the Executive Director authorized to approve up to \$15,000 and the President authorized to approve up to \$35,000. Beginning with the month of July 2010, all change orders under \$35,000 that have been fully signed and executed will be brought to the Commission for ratification.

Mr. Olds presented a change order for Ermco Electric in the amount of \$0. Mr. Olds explained the Construction Manager executes a change order any time there is a change in the contracts, whether or not there is money involved.

Mr. Olds asked the Commission to approve change orders for the month of July in the amount of \$39,650. The amount includes four change orders for Veterans Way roadway construction currently underway. The change orders were reviewed and recommended for approval by all parties concerned.

Discussion ensued with regard to application of the State Board of Accounts request. Mr. Olds noted that for contracts being held by partners under installment purchase contracts, the change orders would be signed directly by that entity; however it would still be brought to the Commission for approval.

Mr. Carter pointed out this was not a ruling from the State Board of Accounts but rather a suggestion from the SBA auditor as part of an audit that was done for the entire city.

Mr. Hammer moved to approve change orders in the amount of \$39,650 in the aggregate five change orders, seconded by Ms. Anker and passed unanimously.

Committee Reports

Mr. Worrell stated the Plan Review and Interior Design Panel met Wednesday, August 11 to approve design and finishes for the Palladium Café. The committee reviewed the design and approved the plan to move forward in the amount of \$166,385 that will go to bid.

Update on Properties

Mr. Olds opened the floor to questions regarding properties outlined in the monthly Commissioners' packet. Discussion ensued with regards to the Parcel 7C garage and City Center project.

Old Town Arts & Design District

Ms. Heck announced Carmel Artomobilia will take place on September 11, 2010. Ms. Heck also stated a new gallery, Renaissance Fine Art & Design, is now open in the Arts & Design District.

Old Business

CRC Treasurer Action Items

Mr. Higgins requested the Commission ratify the selection of Regions Bank for the depository checking account. The purpose of the ratification is to maintain compliance with the State Board of Accounts. Mr. Olds confirmed the need for the Commission to ratify this with a resolution.

Mr. Hammer asked Mr. Higgins his plan of action for meeting with City Council and the Clerk-Treasurer's office to address concerns regarding the transition of the Treasurer duties. Mr. Higgins outlined his current and future meeting schedule.

Ms. Anker moved that Carmel Redevelopment Commission ("CRC") approve and ratify all actions taken by its Treasurer with respect to: (a) establishing one or more depository accounts at Regions Bank (including, without limitation, checking and/or interest-bearing accounts); and (b) depositing into, withdrawing from, and allocating among, such accounts the funds of CRC as, when, to the extent, and on such conditions as its Treasurer may determine to be: (i) prudent in conducting business for, and transactions of, CRC; and (ii) in compliance with applicable laws and regulations. Seconded by Mr. Worrell and unanimously approved.

Approval of Two Concert Hall Delay Claims

Mr. Olds requested the Commission approve a delay claim from Hagerman Construction in the amount of \$50,000. This claim has been reviewed and negotiated by staff and legal counsel.

Mr. Carter clarified the delay claims presented arose from problems with fabrication of components from the Palladium approximately one year ago and that it is anticipated the claims will be reimbursed.

Mr. Hammer moved approval for RPAC delay claim by Hagerman Construction Corporation (Concrete) in the amount of \$50,000, subject to available funding. Seconded by Ms. Anker and unanimously approved.

Mr. Olds requested the Commission approve a delay claim by Ermco in the amount of \$50,000. This claim has been reviewed and negotiated by staff and legal counsel.

Mr. Worrell moved to pay Ermco \$50,000 in the form of a settlement for the RPAC. Seconded by Ms. Anker and passed unanimously.

New Business

Approval of Grant from CRC to Carmel City Center Community Development Corporation

Mr. Olds requested approval of a grant from the CRC to the Carmel City Center Community Development Corporation (4CDC) for the purpose of aiding Arts & Design District businesses.

Discussion ensued with regards to the process of approval and disbursement of funds.

Mr. Hammer noted Indiana Statute includes specific provisions allowing redevelopment commissions to make grants to community development corporations.

Ms. Anker moved to approve Resolution 2010-9 re: a grant from the CRC to the 4CDC in the amount of \$85,000, subject to available funding. Seconded by Mr. Hammer. Discussion ensued with regard to budget and stipulations for the grants. Passed unanimously.

Approval of Construction of Palladium Café

Mr. Olds stated the Plan Review and Interior Design Panel met Wednesday, August 11, 2010 to review the design concepts for the first floor café in the Palladium. After reviewing the finishes and scope of work, the committee made some modifications to the concept and recommends the Commission approve a budget of \$166,385 for this project. Mr. Olds stated funding will come from installment purchase contract money.

Ms. Anker noted the budget on the cost estimate worksheet was different than the total stated in the motion. Mike Anderson, Construction Manager for Palladium, approached the podium to explain the difference came from an error made in calculation from the Plan Review and Interior Design Panel meeting versus the actual calculation of numbers. Mr. Worrell stated he would be comfortable with amending the approval.

Mr. Worrell moved to approve the construction of the Palladium Café not to exceed the amount of \$167,211.96 as revised tonight and previously approved by the PRP. Seconded by Mr. Hammer and unanimously approved.

Other Business

Mr. Anderson with Shiel Sexton, Construction Manager for the RPAC, gave an update and slideshow presentation on the construction progress.

Announcements

Mr. Olds announced that, while the Construction Manager from Parcel 7C was unable to attend the meeting to give a presentation on the progress, an update report was included in the Commissioners' packets. Mr. Olds stated the project is on or ahead of schedule and staying within budget format.

Adjournment

Ms. Anker moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 7:46 p.m.

The next special meetings are scheduled for Tuesday, August 24, 2010, 8:00 a.m. and Wednesday, September 8, 2010, 8:00 a.m. [The August 24 meeting was later rescheduled to Tuesday, August 31, 2010 at 8:00 a.m.]

The next regularly scheduled meeting is Wednesday, September 15 at 6:30 p.m.

**PARCEL 7, THE PALLADIUM AT THE CENTER FOR THE PERFORMING ARTS
SIGNAGE PACKAGE P12 - BID TABULATION**

ORIGINAL BUDGET: \$1,000,000.00							
BIDDER NAME:	Big Apple	Harmon Sign	ADCON	DCL	Architectural Graphics Inc.	Bunting Graphics	
BASE BID AMOUNT:	\$ 443,751.84	\$ 1,622,564.00	\$ 458,287.00	\$ 388,041.00	\$ 362,880.00	\$ 347,499.00	
ALTERNATES:							
No. 01 - Sign Type A	\$ 46,724.70	\$ 273,747.00	\$ 42,770.00	\$ 83,495.00	\$ 68,680.00	\$ 52,048.00	
No. 02 - Sign Type B	\$ 45,659.73	\$ 122,927.00	\$ 39,680.00	\$ 41,790.00	\$ 11,082.00	\$ 13,758.00	
No. 03 - Sign Type D	\$ 17,948.23	\$ 48,166.00	\$ 17,008.00	\$ 21,956.00	\$ 2,218.00	\$ 2,026.00	
No. 04 - Sign Type E	\$ 38,605.03	\$ 340,844.00	\$ 33,360.00	\$ 30,248.00	\$ 23,142.00	\$ 15,259.00	
No. 05 - Sign Type BBB	\$ 19,845.90	\$ 108,546.93	\$ 31,311.00	\$ 15,921.00	\$ 191.00	\$ 23,490.00	

**PARCEL 7, CENTER FOR THE PERFORMING ARTS
STEINWAY PIANOS - BID TABULATION**

BIDDER NAME:	Meridian Music			
BASE BID AMOUNT:	\$ 222,840			
ALTERNATES:				
No. 01 - Steinway Model B-211	\$ 69,020			
No. 02 - Steinway Model A-188	\$ 61,285			
No. 03 - Essex Model 123S	\$ 14,766			
No. 04 - Benches	Included			

**PARCEL 7, CENTER FOR THE PERFORMING ARTS
C. BECHSTEIN PIANOS - BID TABULATION**

BIDDER NAME:				
BASE BID AMOUNT:				
ALTERNATES:				
No. 01 - C. Bechstein Model A-190				
No. 02 - C. Bechstein Model A-1				
No. 03 - Kawai Model UST-9				
No. 04 - Benches				



Parcel 7B Center for the Performing Arts-Sitework Package 1
Carmel, IN
Bid Tabulation-2
August 26, 2010

GC-#1	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6	Alternate 7	Total
Bidder									
Verkler	248,000	148,000	48,000		18,000	17,000			479,000
Gibraltar	329,000	68,000	33,000		29,000	38,000			497,000
Verkler	366,000	75,000	48,000		20,000	26,000			535,000

Landscape -#2	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6	Alternate 7	Total
Bidder									
Gibraltar	266,000	286,900	20,000		12,000	15,000			569,900
Gibraltar	248,000	276,500	20,000		12,000	15,000			571,500
Verkler	305,000	375,000	25,000		15,000	16,000			736,000

Combination #1-2	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6	Alternate 7	Total
Bidder									
Verkler/Gibraltar	514,000	434,900	68,000		30,000	32,000			1,078,900
Gibraltar	565,000	334,700	53,000		41,000	53,000			1,046,700
Verkler	647,000	427,000	63,000		30,000	41,000			1,208,000

1,189,000
BB,Alt1-5

Electrical-#3	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6	Alternate 7	Total
Bidder									
Gaylor	168,700	82,170	55,277	197,700	41,007	127,700	24,700		697,254
LaFever	222,975	94,370	43,700	110,550	32,100	127,310	27,850		658,855
Gaylor	106,861	186,098	52,338	173,759	38,003	130,500	47,672		735,231

-7,000
Non wage rate